



SawyerS
Sales & Lettings

**6 Uplands View, Middle Leazes,
Stroud, Gloucestershire, GL5 1LF
Price £220,000**

6 Uplands View, Middle Leazes, Stroud, Gloucestershire, GL5 1LF

A charming two double bedroom end of terrace Victorian cottage in a lovely location with fantastic views. Fitted kitchen with appliances, lounge/diner, generous garden with shed, summer house and greenhouse. Gas central heating. No Chain.

A charming end of terrace Victorian cottage in a lovely location with fantastic, far reaching countryside views. The accommodation is arranged over three floors and briefly consists; kitchen and a character living/dining room with French doors on the ground floor. Master bedroom with views and bathroom on the first floor and a super guest bedroom/second sitting room on the second floor with breathtaking views.

Externally, there is gated side access (shared with no7) that leads to an established rear lawn garden, extending roughly 175' consisting of a patio area immediately to the rear, a number of mature shrubs and plants, greenhouse, timber summer house and a decked area to take full advantage of the views. Gas central heating and close proximity to the town completes the picture. No onward chain.

Amenities: Middle Leazes is situated on the edge of Stroud Town Centre. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within walking distance. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Kitchen

Door to side, window to front and side, laminate work tops with cupboards under, matching wall units, space and plumbing for washing machine, space for an electric cooker and fridge/freezer, part tiled walls, tongue and groove wood clad ceiling, wood effect laminate flooring and a stainless steel single drainer single sink unit with mixer tap. Door to:-

Living/Dining Room

A charming room with double glazed French doors leading out onto the rear garden and enjoying countryside views, timber fire surround and mantel with space to house an electric fire and staircase to the first floor.

Split Level Landing

Window and staircase to the second floor.

Bedroom one

A lovely spacious bedroom with a window to the rear enjoying super countryside views, under stairs storage cupboard and two built-in wardrobes.

Bathroom

Window to front, tongue and grooved wood panel enamel bath with a shower attachment and an electric Mira shower above, wash hand basin, low level wc, part tiled walls and a wall mounted Vaillant gas boiler.

Second Floor Bedroom/Second Lounge

A generous room that could double up as a guest bedroom and second sitting room. There are breathtaking views from a window at the rear and access to roof space.

Outside

Front

Steps down to the front door and gated side access (shared with number 7) giving access to the rear garden.

Rear Garden

The established rear garden extends roughly 175'. There is a paved patio immediately to the rear with steps leading down to extensive lawns flanked by hedging and mature shrubs and tress. There is a greenhouse, timber summer house and garden shed. At the end of the garden, one will find a decked area to sit, relax and take in the beautiful countryside views and amazing sun sets.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

www.sawyersestateagents.co.uk

Agents Note

We suggest that if you have a vehicle that you park on Parliament Street and walk down to the cottage.

Local Authority

Stroud District Council - Band B

Directions

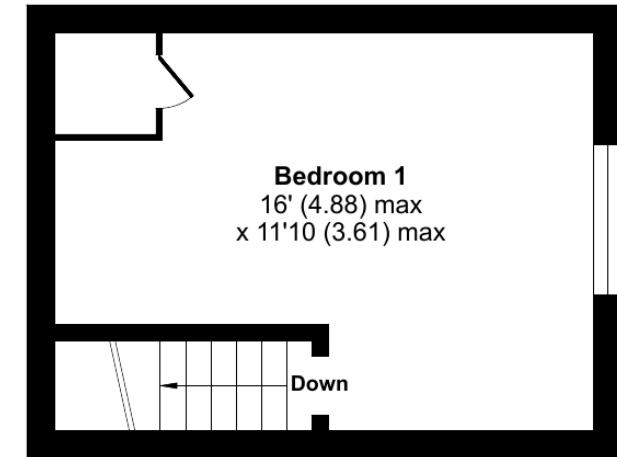
For SAT NAV use: GL5 1LF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

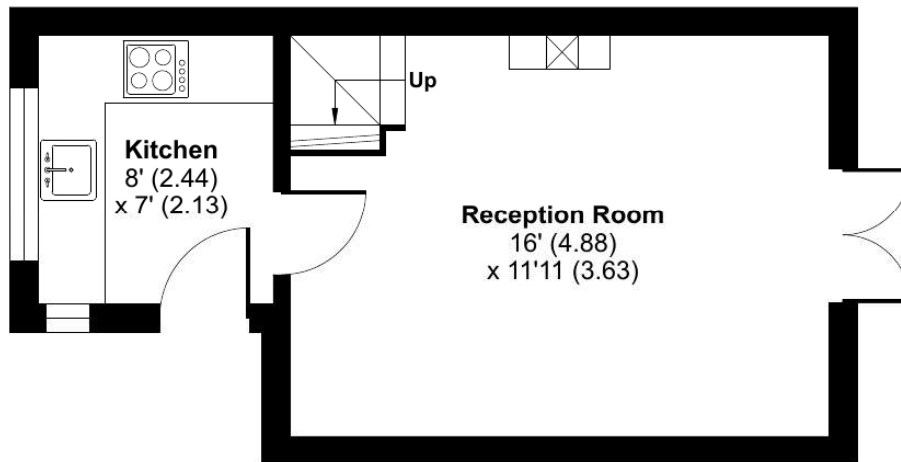
Middle Leazes, Stroud, GL5

Approximate Area = 676 sq ft / 62.8 sq m

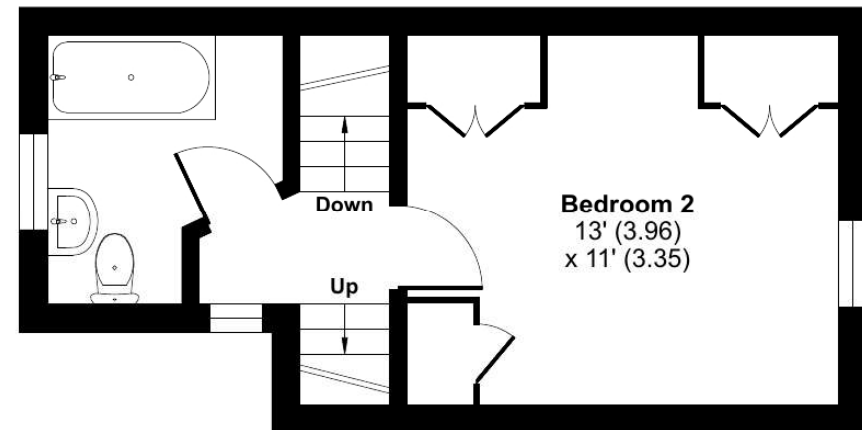
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Sawyers Estate Agents. REF: 1001809

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

